

CITY COUNCIL ATLANTA, GEORGIA

!

01-O-0223

AN ORDINANCE
BY COUNCILMEMBERS MICHAEL BOND, VERN MCCARTY,
JIM MADDOX, CLETA WINSLOW, DEBI STARNES, JULIA
EMMONS, MABLE THOMAS, DOUG ALEXANDER AND CLAIR
MULLER AS SUBSTITUTED BY FULL COUNCIL

AN ORDINANCE TO CREATE THE ATLANTIC STATION SPECIAL DISTRICT AND FOR OTHER PURPOSES.

WHEREAS, the Council of the City of Atlanta (the "Council") is the governing body of the City of Atlanta (the "City"), a municipal corporation of the State of Georgia (the "State"); and

WHEREAS, Article IX, Section II, Paragraph VI of the Constitution of the State provides that special districts may be created for the provision of local government services within such districts; and fees, assessments and taxes may be levied and collected within such districts to pay, wholly or partially, the cost of providing such services therein and to construct and maintain facilities therefor; and

WHEREAS, Article IX, Section II, Paragraph VI(c) of the Constitution of the State provides that such districts may be created by municipal or county ordinance or resolution; and

WHEREAS, the Council created the Tax Allocation District Number Two-Atlantic Steel on December 31, 1999 (the "Atlantic Station TAD"); and

WHEREAS, the boundaries of the proposed special district, which boundary description is attached hereto as Exhibit "A" (the "Atlantic Station Special District"), are proposed to be substantially coterminous with the boundaries of the Atlantic Station TAD; and

WHEREAS, the Council has determined that it is in the best interest of the City to create such Atlantic Station Special District and to provide local government services within such Atlantic Station Special District, including redevelopment services, which by example include but shall not be limited to: (A) clearing, grading and otherwise preparing the site for redevelopment; (B) environmental remediation of the site; (C) design, construction and installation of all utilities, such as water, sewer, storm drainage, electric, gas and telecommunications; (D) design, construction and installation of sidewalks, bikeways, curbs, gutters and all other public works; and (E) design and construction of all parking (collectively, the "Atlantic Station Special District Services").

THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA HEREBY ORDAINS AS FOLLOWS:

Section 1. Creation of the Atlantic Station Special District. The City hereby creates the Atlantic Station Special District pursuant to Article IX, Section II, Paragraph VI of the Constitution of the State.

Section 2. Boundaries of the Atlantic Station Special District. The boundaries of the Atlantic Station Special District shall be as set forth in Exhibit "A" attached hereto and are substantially coterminous with the boundaries of the Tax Allocation District Number Two-Atlantic Steel created by the City on December 31, 1999.

Section 3. Conflict; Repealer. Any and all ordinances and parts of ordinances in conflict herewith are hereby repealed.

A true copy, Llonda Lauphin Johnson Municipal Clerk, CMC

ADOPTED by the Council APPROVED by the Mayor

FEB 19, 2001

FEB 24, 2001



EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 108, 148 and 149 of the 17th District, Fulton County, Georgia, being more particularly described as follows:

BEGIN at a 1" open top pipe found at the intersection of the easterly right-of-way line of Northside Drive (variable right-of-way width) and the southerly right-of-way line of the Norfolk & Southern Railroad (variable right-of-way width); thence run along and coincident with the southerly right-of-way line of the Norfolk & Southern Railroad along an arc of a curve to the right, the arc distance of 2044.25 feet (said curve having a radius of 23768.60 feet, being subtended by a chord bearing North 58°50'37" East, a chord distance of 2043.62 feet) to a point; thence continue to run along and coincident with the southerly right-of-way line of the south fork of the Norfolk & Southern Railroad along the arc of a curve to the left, an arc distance of 718.41 feet (said curve having a radius of 15572.54 feet, being subtended by a chord bearing North 59°31'46" East, a chord distance of 718.35 feet) to a point; thence continue to run along and coincident with the southerly right-of-way line of the south fork of the Norfolk & Southern Railroad along the arc of a curve to the left an arc distance of 1982.86 feet (said curve having a radius of 7286.28 feet, being subtended by a chord bearing North 47°22'02" East, a chord distance of 1976.75 feet) to a point; thence leave the southerly right-of-way line of the south fork of the Norfolk & Southern Railroad and run along and coincident with the westerly right-of-way line of Interstate I-75 and I-85 (variable right-of-way width) South 28°31'13" East, a distance of 720.90 feet to a point; thence continue to run along and coincident with the westerly right-of-way line of Interstate I-75 and I-85 South 08°29'28" East, a distance of 151.20 feet to a point; thence continue to run along and coincident with the westerly right-of-way line of Interstate I-75 and I-85 South 54°16'25" West, a distance of 21.83 feet to a point; thence continue to run along and coincident with the westerly right-of-way line of Interstate I-75 and I-85 South 09°29'11" East, a distance of 146.91 feet to a point; thence continue to run along and coincident with the westerly right-of-way line of Interstate I-75 and I-85 South 16°53'00" East, a distance of 232.91 feet to a point; thence continue to run along and coincident with the westerly right-of-way line of Interstate I-75 and I-85 South 19°44'31" East, a distance of 304.11 feet to a point; thence continue to run along and coincident with the westerly right-of-way line of Interstate I-75 and I-85 South 04°08'12" East, a distance of 54.76 feet to a point; thence continue to run along and coincident with the westerly right-of-way line of Interstate I-75 and I-85 South 23°38'52" East, a distance of 433.65 feet; thence continue to run along and coincident with the westerly right-ofway line of Interstate I-75 and I-85 South 24°08'49" East, a distance of 318.32 feet to a point; thence leave the westerly right-of-way line of Interstate I-75 and I-85 and run South 59°46'08" West, a distance of 62.37 feet to a point on the northerly right-of-way line of 16th Street (50' right-of-way width); thence continue to run along and coincident with the northerly right-of-way line of 16th Street North 89°17'12"West, a distance of 2309.95 feet to a point located on the westerly right-of-way line of Mecaslin Street (50' right-of-way width); thence run along and coincident with the westerly right-of-way line of Mecaslin Street South 00°05'26" West, a distance of 514.70 feet to a 5/8" rebar found; thence leave the westerly right-of-way line of Mecaslin Street and run South 89°57'38" West, a distance of 821.54 feet to a point; thence run

South 35°12'08" West, a distance of 223.35 feet to a ¾" rebar found; thence run South 51°12'08" West, a distance of 705.00 feet to a ¾" rebar found; thence run North 38°47'52" West, a distance of 245.36 feet to a ½" rebar found; thence run North 88°56'54" West, a distance of 610.75 feet to a 5/8" rebar found on the easterly right-of-way line of Northside Drive; thence run along and coincident with the easterly right-of-way line of Northside Drive North 05°15'46" West, a distance of 75.33 feet to a point; thence leave the easterly right-of-way line of Northside Drive and run North 82°51'09" East, a distance of 250.03 feet to a point; thence run North 07°10'09" West, a distance of 279.98 feet to a point; thence run South 82°46'15" West, a distance of 82.61 feet to a point; thence run South 05°49'20" East, a distance of 9.88 feet to a point; thence run South 82°50'32" West, a distance of 112.05 feet to a point; thence run South 62°50'46" West, a distance of 58.64 feet to a point on the easterly right-of-way line of Northside Drive; thence run along and coincident with the easterly right-of-way line of Northside Drive; thence run along and coincident with the easterly right-of-way line of Northside Drive; thence run along and coincident with the easterly right-of-way line of Northside Drive North 08°23'41" West, a distance of 48.88 feet to a one inch open top pipe found, said pipe being the POINT OF BEGINNING.

Said tract containing 119.7044 acres and being more particularly shown as "Tract 1" on that certain ALTA/ASCM Land Title Survey for AIG Global Real Estate Investment Corp., Atlantic Redevelopment, L.L.C., Atlantic Steel Industries, Inc., Jacoby Atlantic Redevelopment, L.L.C., Atlantic North Land, L.L.C., Gilbert N. Smith and Chicago Title Insurance Company, prepared by Lowe Engineers, LLC, bearing the seal and certification of Wm. J. Daniel III, Georgia Registered Land Surveyor No. 2257, dated December 4, 1999, last revised December 18, 1999 (the "Survey").

TOGETHER WITH:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 148 of the 17th District, Fulton County, Georgia, being more particularly described as follows:

BEGIN at a point found at the intersection of the easterly right-of-way line of Mecaslin Street (50' right-of-way width) and the southerly right-of-way line of the north fork of the Norfolk & Southern Railroad (variable right-of-way width); thence leave the easterly right-of-way line of Mecaslin Street and run thence run along and coincident with the southerly right-of-way line of the north fork of the Norfolk & Southern Railroad North 46°17'33" East, a distance of 329.20 feet to a point; thence leave the southerly right-of-way line of the north fork of the Norfolk & Southern Railroad and run South 44°31'41" East, a distance of 237.30 feet to a point located on the northerly right-of-way line of the south fork of the Norfolk & Southern Railroad; thence continue to run along and coincident with the northerly right-of-way line of the south fork of the Norfolk & Southern Railroad South 52°06'38" West, a distance of 507.50 feet to a point on the easterly right-of-way line of Mecaslin Street; thence run along and coincident with the easterly right-of-way line of Mecaslin Street North 00°52'25" West, a distance of 253.41 feet to a point, said point being the POINT OF BEGINNING.

Said tract containing 2.0753 acres and being more particularly shown as "Tract 2" on the Survey.

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ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 148 of the 17th District, Fulton County, Georgia, being more particularly described as follows:

BEGIN at the point of intersection of the southerly right-of-way line of 16th Street (50' right-of-way width) and the easterly right-of-way line of Mecaslin Street (50' right-of-way width); thence run along and coincident with the southerly right-of-way line of 16th Street South 89°17'12" East, a distance of 280.69 feet to a point; thence leave the southerly right-of-way line of 16th Street and run along and coincident with the westerly right-of-way line of State Street (60 foot right-of-way width); thence run along and coincident with the westerly right-of-way line of State Street South 00°44"19" West, a distance of 304.50 feet to a 3" open top pipe found; thence leave the westerly right-of-way line of State Street and run North 89°17'12" West, a distance of 135.00 feet to a point; thence run South 00°30'46" West, a distance of 150.49 feet to a 3/4" bolt found on the northerly right-of-way line of 15th Street (40' right-of-way width); thence run along and coincident with on the northerly right-of-way line of 15th Street North 89°29'43" West, a distance of 141.15 feet to a point on the easterly right-of-way line of Mecaslin; thence run along and coincident with the easterly right-of-way line of Mecaslin Street North 00°00'35" East, a distance of 401.54 feet to a 1" open top pipe found; thence North 00°42'47" East 54.00 feet to a point on the southerly right-of-way line of 16th Street, said point being the POINT OF BEGINNING.

Said tract containing 3.4536 acres and being more particularly shown as "Tracts 3, 4, 5, & 6" on the Survey

TOGETHER WITH:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 148 of the 17th District, Fulton County, Georgia, being more particularly described as follows:

BEGIN a 5/8" rebar found at the point of intersection of the easterly right-of-way line of Mecaslin Street (50' right-of-way width) and the southerly right-of-way line of 15th Street (40' right-of-way width); thence run along and coincident with southerly right-of-way line of 15th South 89°29'43" East, a distance of 271.82 feet to a point on the westerly right-of-way line of State Street (60' right-of-way width); thence run along and coincident with the westerly right-of-way line of State Street South 00°08'03" West, a distance of 399.86 feet to a point on the northerly right-of-way line of Laurent Street (40' right-of-way width); thence leave the westerly right-of-way line of State Street and run along and coincident with the northerly right-of-way line of Laurent Street North 89°33'32" West, a distance of 273.91 feet to a point on the easterly right-of-way line of Mecaslin Street; thence leave the northerly right-of-way line of Laurent Street run along and coincident with the easterly right-of-way line of Mecaslin Street North 00°26'00" East, a distance of 400.15 feet to a point, said point being the POINT OF BEGINNING.

Said tract containing 2.5057 acres and being more particularly shown as "Tract 7" on the Survey.

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ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 148 of the 17th District, Fulton County, Georgia, being more particularly described as follows:

BEGIN at the point of intersection of the southerly right-of-way line of 16th Street (50' right-of-way width) and the westerly right-of-way line of State Street (60' right-of-way width); thence run along and coincident with the southerly right-of-way line of 16th Street South 89°17"12" East, a distance of 268.90 feet to a point on the westerly right-of-way line of Atlantic Drive (50' right-of-way width); thence leave the southerly right-of-way line of 16th Street and run along and coincident with the westerly right-of-way line of Atlantic Drive South 00°22'06" West, a distance of 302.00 feet to a point; thence leave the westerly right-of-way line of Atlantic Drive and run North 89°43'42" West, a distance of 270.86 feet to a 1 ½" open top pipe found on the easterly right-of-way line of State Street (60' right-of-way width); thence run along and coincident with the easterly right-of-way line of State Street North 00°44'19" East, a distance of 304.08 feet to a point located on the southerly right-of-way line of 16th Street, said point being the POINT OF BEGINNING.

Said tract containing 1.8775 acres and being more particularly shown as "Tract 11" on the Survey.

TOGETHER WITH:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 108 of the 17th District, Fulton County, Georgia, being more particularly described as follows:

BEGIN at the point of intersection of the southerly right-of-way line of 16th Street (50' right-of-way width) and the easterly right-of-way line of Atlantic Drive (50' right-of-way width); thence run along and coincident with the southerly right-of-way line of 16th Street South 89°17'12" East, a distance of 236.03 feet to a point on the westerly right-of-way line of Francis Drive (50' right-of-way width); thence leave the southerly right-of-way line of 16th Street and run along and coincident with the westerly right-of-way line of Francis Drive South 00°09'28" West, a distance of 148.74 feet to a point; thence leave the westerly right-of-way line of Francis Drive and run North 89°52'07" West, a distance of 117.95 feet to a point; thence run South 00°17'41" West, a distance of 50.12 feet to a point; thence run North 89°48'33" West, a distance of 118.07 feet to a ³/₄" open top pipe found on the easterly right-of-way line of Atlantic Drive; thence run along and coincident with the easterly right-of-way line of Atlantic Drive North 00°18'09" East, a distance of 50.00 feet to a point; thence continue to run along and coincident with the easterly right-of-way line of Atlantic Drive North 00°09'11" East, a distance of 151.14 feet to a point on the southerly right-of-way line of 16th Street, said point being the POINT OF BEGINNING.

Said tract containing 0.9481 acres and being more particularly shown as "Tracts 14 and 15" on the Survey.

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ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 108 of the 17th District, Fulton County, Georgia, being more particularly described as follows:

BEGIN at a concrete monument found at the point of intersection of the southerly right-of-way line of 16th Street (50' right-of-way width) and the easterly right-of-way line of Francis Drive (50' right-of-way width); thence run along and coincident with the southerly right-of-way line of 16th Street South 89°11'30" East, a distance of 238.74 feet to a ½" rebar found on the westerly right-of-way line of Holly Street (40' right-of-way width); thence leave the southerly right-of-way line of 16th Street and run along and coincident with the westerly right-of-way line of Holly Street South 00°06'12" West, a distance of 199.67 feet to a point; thence leave the westerly right-of-way line of Holly Street and run North 89°07'41" West, a distance of 239.02 feet to a ¾" open top pipe found on the easterly right-of-way line of Francis Drive; thence run along and coincident with the easterly right-of-way line of Francis Drive North 00°11'04" East, a distance of 199.40 feet to a point on the southerly right-of-way line of 16th Street, said point being the POINT OF BEGINNING.

Said tract containing 1.0941 acres and being more particularly shown as "Tracts 21, 22 & 24" on the Survey.

TOGETHER WITH:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 108 of the 17th District, Fulton County, Georgia, being more particularly described as follows:

BEGIN at a concrete monument found at the point of intersection of the southerly right-of-way line of 16th Street (50' right-of-way width) and the westerly right-of-way line Holly Street (40' right-of-way width); thence run along and coincident with the southerly right-of-way line of 16th Street South 89°10'01" East, a distance of 155.15 feet to a point on easterly right-of-way line of Lyle Place (40' right-of-way width); thence leave the southerly right-of-way line of 16th Street and run along and coincident with the easterly right-of-way line Lyle Place South 00°21'24" West, a distance of 76.00 feet to a nail found; thence leave the easterly right-of-way line Lyle Place and run North 89°16'35" West, a distance of 68.75 feet to an angle iron found; thence run South 00°14'46" West, a distance of 29.96 feet to a 1" open top pipe found; thence run North 89°06'22" West, a distance of 85.99 feet to a ½" rebar found on the easterly right-of-way line of Holly Street; thence run along and coincident with the easterly right-of-way line of Holly Street, said point being the POINT OF BEGINNING.

Said tract containing 0.3298 acres and being more particularly shown as "Tracts 27 & 28" on the Survey.

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ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 108 of the 17th District, Fulton County, Georgia, being more particularly described as follows:

BEGIN at a 2" open top pipe found at the point of intersection of the southerly right-of-way line of 16th Street (50' right-of-way width) and the westerly right-of-way line Lyle Place (40' right-of-way width); thence run along and coincident with southerly right-of-way line of 16th Street South 89°17'12" East, a distance of 153.00 feet to a ¾" rebar found on the westerly right-of-way line Barnes Street (40' right-of-way width); thence run along and coincident with the westerly right-of-way line Barnes Street South 00°18'28" West, a distance of 179.61 feet to a 3/8" rebar found; thence leave the westerly right-of-way line Barnes Street and run North 89°23'24" West, a distance of 93.60 feet to a point; thence run North 00°23'24" West, a distance of 15.03 feet to a point; thence run North 89°16'19" West, a distance of 59.64 feet to a point on the westerly right-of-way line Lyle Place; thence run along and coincident with the westerly right-of-way line Lyle Place North 00°23'19" East, a distance of 165.62 feet to a 2" open top pipe found on the southerly right-of-way line of 16th Street, said pipe being the POINT OF BEGINNING.

Said tract containing 0.6124 acres and being more particularly shown as "Tracts 33, 34, 35, 36, 37 & 38" on the Survey.

TOGETHER WITH:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 148 of the 17th District, Fulton County, Georgia, being more particularly described as follows:

BEGIN at the point of intersection of the southerly right-of-way line of 16th Street (50' right-of-way width) and the easterly right-of-way line of Barnes Street (40' right-of-way width); thence run along and coincident with the southerly right-of-way line of 16th Street South 89°16'25" East, a distance of 193.54 feet to a PK nail found; thence departing said right-of-way South 00°17'34" West, a distance of 61.92 feet to a point; thence South 89°17'47" East, a distance of 48.00 feet to a point; thence North 00°22'17" East, a distance of 61.90 feet to a 1/2" rebar found on the southerly right-of-way of 16th Street; thence along said right-of-way South 89°16'25" East, a distance of 108.24 feet to a 1" open top pipe found on the westerly right-ofway line of Fowler Street (40' right-of-way width); thence leave the southerly right-of-way line of 16th Street and run along and coincident with the westerly right-of-way line of Fowler Street South 00°49'06" West, a distance of 238.81 feet to a 1/2" rebar found on the northerly right-ofway line of a Public Alley (10' wide alley not open); thence leave the westerly right-of-way line of Fowler Street and run along and coincident with the northerly right-of-way line of a Public Alley South 89°51'52" West, a distance of 168.04 feet to a point located on the easterly right-ofway line of a Public Alley (10' wide alley not open); thence continue to run along and coincident with the easterly right-of-way line of a Public Alley North 00°21'29" East, a distance of 179.41 feet to a point; thence leave the easterly right-of-way line of a Public Alley and run along and coincident with the northerly right-of-way line of a Public Alley North 89°17'47" West, a distance of 10.00 feet to a point; thence leave the northerly right-of-way line of a Public Alley

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and run along and coincident with the westerly right-of-way line of a Public Alley South 129" West, a distance of 91.40 feet to 1" open top pipe found; thence leave the westerly right-of-way line of a Public Alley and run North 89°07'40" West, a distance of 169.90 feet to a point located on the easterly right-of-way line of Barnes Street; thence run along and coincident with the easterly right-of-way line of Barnes Street North 00°21'05" East, a distance of 152.90 feet to a point, said point being the POINT OF BEGINNING.

Said tract containing 1.4744 acres and being more particularly shown as "Tracts 40, 41, 42, 43, 44, & 45 on the Survey.

TOGETHER WITH:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 148 of the 17th District, Fulton County, Georgia, being more particularly described as follows:

COMMENCE at the point of intersection of the easterly right-of-way line of Northside Drive (variable right-of-way width) and the southerly right-of-way line of Bishop Street (50 foot right-of-way width); thence run along and coincident with the southerly right-of-way line of Bishop Street North 66°54'23" East, a distance of 274.70 feet to a 2" open top pipe found, said pipe being the TRUE POINT OF BEGINNING; FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence run along and coincident with the southerly right-of-way line of Bishop Street North 66°54'23" East, a distance of 470.20 feet to a point; thence leave the southerly right-of-way line of Bishop Street and run South 18°47'11" East, a distance of 595.74 feet to a point located at the northerly right-of-way line of the Norfolk & Southern Railroad (variable right-of-way width); thence run along and coincident with the northerly right-of-way line of the Norfolk & Southern Railroad South 56°15'09" West, a distance of 476.80 feet to a 2" open top pipe found; thence leave the northerly right-of-way line of the Norfolk & Southern Railroad and run North 19°28'36" West, a distance of 683.57 feet to a 2" open top pipe found on the southerly right-of-way line of Bishop Street, said pipe being the TRUE POINT OF BEGINNING.

Said tract containing 6.8319 acres and being more particularly shown as "Tract 48 on the Survey.



Atlanta City Council

Regular Session

01-0-0223 Create Atlantic Station Special District

ADOPT ON SUB

YEAS: 14
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 2
EXCUSED: 0
ABSENT 0

Y McCarty Y Dorsey NV Moore Y Thomas Y Starnes Y Woolard Y Martin Y Emmons Y Bond Y Morris Y Maddox Y Alexander Y Winslow Y Muller Y Boazman NV Pitts

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FINAL COUNCIL ACTION	Grand □1st & 2nd □3rd	Readings	The Consent □V Vote BRC Vote 2/19/01 = Perced Conse	des deputatentities Contr. Mos		FEB 9 2001	ATLANTA CITY COUNCIL PRESIDENT					IAUNICIPAL CLERK	MAYOR'S ACTION	Frequencial of the present management and the present of the prese		FEB 24 2001			3
First Reading		Chair Referred to	Committee	Date	Chair	Action: Fav, Adv, Hold (see rev. side) Other:	Members		Refer To	Committee	Date	Chair	Action: Fav, Adv, Hold (see rev. side)	Other:	Members			Refer To	
	ittee		E Committee	Date	Chail	Fav. Adv, Hold (see rev. side)	Members	Jeliaic Lither	001 Refer To	SIL Committee	Date	Chair	Action: Fav, Adv, Hold (see rev. side)	Other:	Members			Refer To	
	01-0 -0223	(Do Not Write Above This Lige)	Mayber & Mayber & May 1	S E	REBLES ERN MCCAF CLETA WINSL	STARNES, JULIA EMMONS, MABLE THOMAS, DOUG ALEXANDER AND CLAIR MULLER AS SUBSTITUTED BY FULL	the Atlantic S	<u> </u>	FEB 19	NOO	The state of the s	MINICANDS EN EARTHER 2/19/01 - INCHAIRE & BEFFER Substitute	I 1st ADOPT 2nd READ & REFER CONTROL PAPER REFER	Date Referred 2 5 01 by Paris	Referred To: Finance + Exactive	Date Referred	Referred To:	Date Referred	Referred To: